



~~April 15, 2003 CPC~~

May 28, 2003 BS

STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

03SN0216

Metro Richmond Zoo, Inc.

Matoaca Magisterial District
West line of Beaver Bridge Road

REQUEST: Conditional Use to permit indoor/outdoor recreational facilities for a public zoo in an Agricultural (A) District.

PROPOSED LAND USE:

Expansion of the public zoo existing on adjacent property to the north and west is planned. This existing public zoo, the Richmond Metro Zoo, is permitted by Conditional Use Planned Development (Case 93SN0196). Similar conditions as those imposed on the existing zoo are recommended herewith.

PLANNING COMMISSION RECOMMENDATION

RECOMMEND APPROVAL SUBJECT TO THE CONDITIONS ON PAGE 2.

AYES: MESSRS. GECKER, LITTON, CUNNINGHAM AND STACK
ABSENT: MR. GULLEY

STAFF RECOMMENDATION

Recommend approval for the following reason:

The proposed zoning and land use generally conforms with the Southern and Western Area Plan, which designates the property and surrounding area as a Rural Conservation Area reserved for agricultural/forestral use. The Plan anticipates minimal development in the area for the foreseeable future. Therefore, the use should not impact development in the near future.

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(NOTE: CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS. THE CONDITIONS NOTED WITH "STAFF/CPC" WERE AGREED UPON BY BOTH STAFF AND THE COMMISSION. CONDITIONS WITH ONLY A "STAFF" ARE RECOMMENDED SOLELY BY STAFF. CONDITIONS WITH ONLY A "CPC" ARE ADDITIONAL CONDITIONS RECOMMENDED BY THE PLANNING COMMISSION.)

CONDITIONS

- | | | |
|-------------|----|---|
| (STAFF/CPC) | 1. | Sufficient parking shall be provided to accommodate the demands of the use. If it is determined that insufficient parking exists to meet the use demands, additional parking shall be provided, as deemed necessary by the Planning Department. (P) |
| (STAFF/CPC) | 2. | Prior to any improvements to include but not necessarily limited to parking, fencing, buildings or clearing, the owner/developer shall submit a security plan to the Planning Commission for approval. (P) |

GENERAL INFORMATION

Location:

West line of Beaver Bridge Road, south of Hull Street Road. Tax ID 695-662-7843 (Sheet 22).

Existing Zoning:

A

Size:

14.7 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - A and A with Conditional Use Planned Development; Public zoo

South - A; Vacant

East - A; Single family residential or vacant

West - A and A with Conditional Use Planned Development; Single family residential or public zoo

UTILITIES

Public Water and Wastewater Systems:

The public water and wastewater systems are not available to the request site. The closest existing public utility line is approximately four (4) miles northeast of this site. The request lies within the Rural Conservation Area of the Southern and Western Area Plan area which mandates use of the public water system (Section 18-63(b) of the County Code) and the public wastewater system (Section 18-64(a) of the County Code). However, provided certain criteria are met, a waiver of the required use of the public water and wastewater systems may be granted by the Planning Commission at the time of site plan review (County Code Section 18-63(e), pertaining to wastewater).

Health Department:

The Health Department must approve any new well or septic system, or the expanded usage of an existing well or septic system.

ENVIRONMENTAL

Drainage and Erosion:

The property drains southwest via tributaries to the Appomattox River. There are currently no on- or off-site drainage or erosion problems and none are anticipated after development.

PUBLIC FACILITIES

Fire Service:

The Clover Hill Fire/Rescue Station, Company Number 7, provides fire protection and emergency medical service (EMS). This request will have a minimal impact on fire and EMS service.

Transportation:

The applicant is requesting a Conditional Use on the property (14.7 acres) to permit indoor/outdoor recreational facilities for a public zoo. In 1993, the Board of Supervisors approved a Conditional Use Planned Development to permit this same use on the adjacent property (49.4 acres) to the west. The applicant intends to incorporate this 14.7 acre parcel into the 49.4 acres, and continue operating the existing public zoo. The current request will have a minimal impact on the anticipated traffic generated by development of the property.

The Thoroughfare Plan identifies an east/west limited access facility ("the East/West Freeway"), with a recommended right of way width of 200 feet, extending from Hull Street Road (Route 360) to Interstate 95. The current alignment of this roadway extends

through the southern part of the property. The East/West Freeway is included in the Thoroughfare Plan to improve access to the southern and western area of the County, especially the planned regional mixed-use centers, and serve as a major traffic reliever. Without this Freeway, area roads, even if improved, may not be able to handle the increased traffic volumes as the County continues to develop. The applicant is unwilling to dedicate right of way for the East/West Freeway in accordance with the Plan.

LAND USE

General Plan:

Lies within the boundaries of the Southern and Western Area Plan which designates the property as a Rural Conservation Area with uses limited primarily to agricultural and forestal uses with isolated single family residences or large parcels.

Area Development Trends:

Surrounding properties are zoned Agricultural (A) and Agricultural (A) with Conditional Use Planned Development and are occupied by single family residences along Beaver Bridge Road, a public zoo (Richmond Metro Zoo) or are vacant. Property further to the north, along Route 360, is zoned agriculturally and occupied by Grange Hall School.

Based on the Plan, limited development is anticipated until adequate public facilities are available. Specifically, the Plan suggests agricultural-type uses in the foreseeable future. The proposed use of the request property could logically be considered an expansion of the existing Richmond Metro Zoo which currently exists on an adjacent approximately 50 acre site. This existing zoo is considered a semi-agricultural-type operation which has a minimal impact on existing and anticipated land uses.

Site Design:

The applicant has provided that zoning of the request property is proposed to provide initially for an additional buffer for the existing zoo facility and to provide the potential to expand the zoo in the future. The existing zoo is located approximately 1,200 feet off of Beaver Bridge Road, at its closest point on a wooded site.

As previously noted, a Conditional Use Planned Development (Case 93SN0196) to permit the existing zoo was approved by the Board of Supervisors on June 23, 1993. The existing zoo was considered generally an agricultural-type operation. The Board's approval was subject to conditions addressing parking, signage, run-off and security. It is logical, therefore, that approval of this request to permit expansion of the public zoo use on the request property should also be approved subject to the same conditions as were imposed with Case 93SN0196, except that the applicant has not requested relief from the paving requirements for drives and parking areas with this application. The applicant has expressed an intent to seek a development standards waiver to these standards in the future, if necessary.

Security:

At the time of zoning for the existing facility, the Commission recommended and the Board imposed a condition to address security concerns. Consistent with past actions, staff has recommended a similar condition. (Condition 2)

CONCLUSIONS

The proposed zoning and land use generally conforms with the Southern and Western Area Plan which designates the property and surrounding area as a Rural Conservation Area reserved for agricultural/forestal use. The Plan anticipates minimal development in the area for the foreseeable future. Therefore, the use, which is considered an agricultural-type use, should not impact development in the near future.

Given the foregoing, approval of this request is recommended.

CASE HISTORY

Planning Commission Meeting (4/15/03):

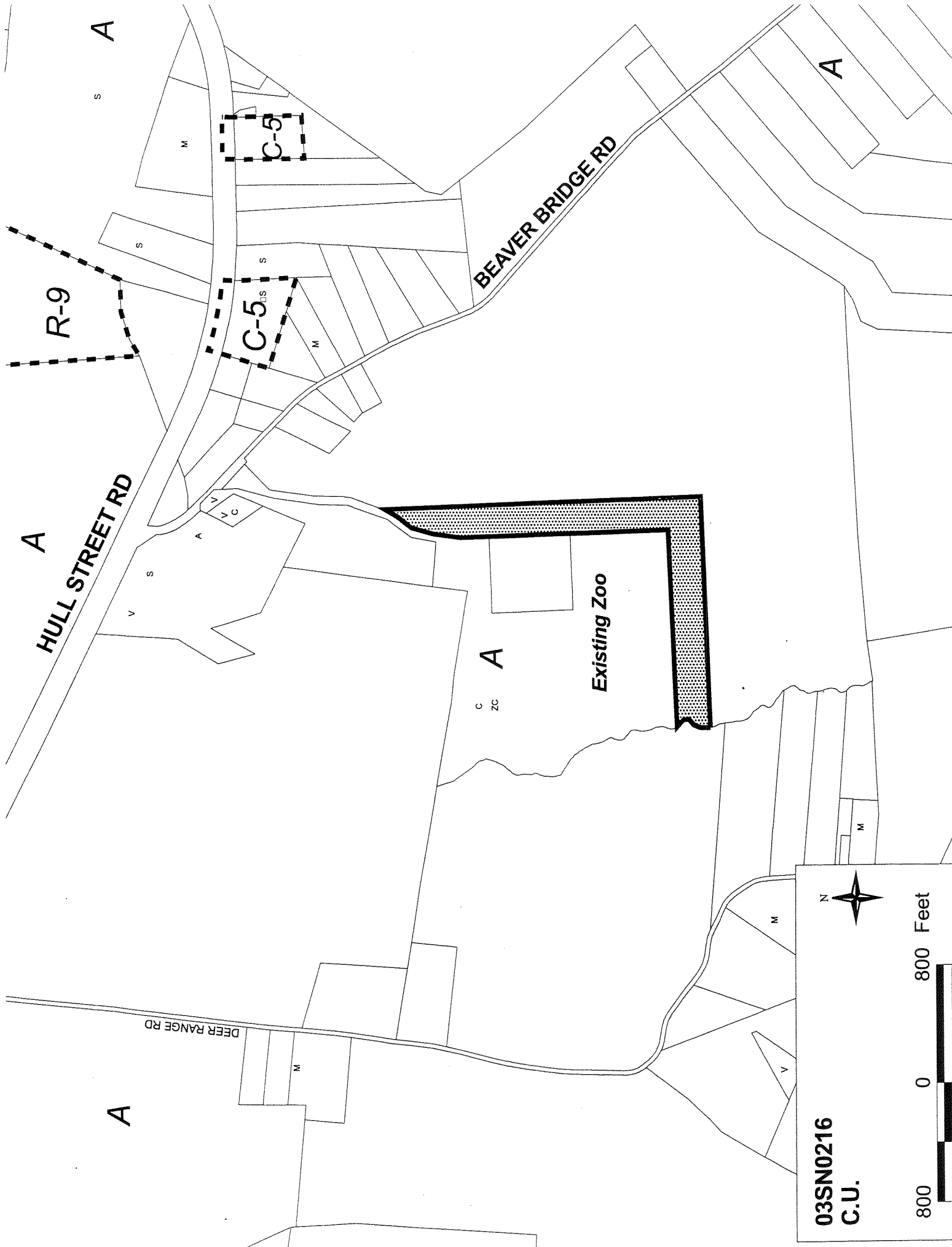
The applicant accepted the recommendation. There was no opposition present.

On motion of Mr. Stack, seconded by Mr. Cunningham, the Commission recommended approval of this request subject to the conditions on page 2.

AYES: Messrs. Gecker, Litton, Cunningham and Stack

ABSENT: Mr. Gulley

The Board of Supervisors, on Wednesday, May 28, 2003, beginning at 7:00 p.m., will take under consideration this request.



HULL STREET RD

BEAVER BRIDGE RD

DEER RANGE RD

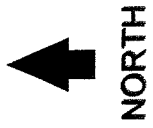
Existing Zoo

C-5

C-5

03SN0216
C.U.





DOSS ROAD

BEAVER BRIDGE ROAD

EAST/WEST FREEWAY

ROUTE 360

DEER RANGE ROAD

CASE 03SN0216

03SN0216-1